

# FOUNDATION PERMIT REPORT: MULTI-FAMILY DEVELOPMENT

## TOTAL AND LARGE BUILDING FILINGS REMAIN WELL BELOW 2022 LEVELS AND FAR SHORT OF LEVELS REQUIRED TO ADDRESS HOUSING SHORTAGE

As part of its efforts to better understand the state of the housing market, REBNY issues a Multi-Family Foundation Plan Application Report. This report reviews monthly foundation applications submitted to the NYC Department of Buildings (DOB) and includes data from September 2023.

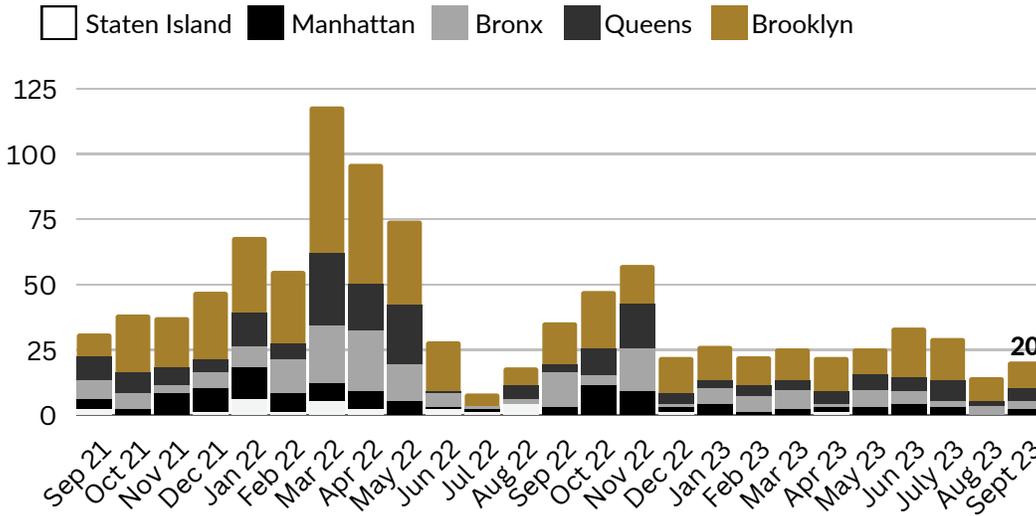
Tracking foundation projects supplements REBNY's quarterly Construction Pipeline Report, which examines new multi-family building job application filings submitted to DOB. Since this report tracks foundation filings rather than new building filings, it provides an additional perspective on the overall state of housing development activity in New York City. New building filings generally precede foundation filings by a period of at least several months, or possibly longer if the project is not able to proceed to the construction phase. Therefore, by tracking the foundation filings it is possible to get a more detailed sense of how many projects are nearing construction or may be struggling to do so.

### **New Multi-Family Foundation Filings Continue to Fail to Meet Housing Need**

Foundation application filings rose slightly in September to 20 compared to 14 in August. These 20 projects contain 527 proposed dwelling units. Since the start of 2023 there have been 220 multifamily buildings filing initial foundation plan applications containing 7,068 proposed dwelling units.

September continued the trend of persistently low numbers that began in June 2022 following the expiration of 421a. August and September 2023 showed the lowest monthly totals of initial foundation applications since August of last year, and the average of 24 initial foundation filings in the first nine months of this year remains well below the monthly average of 55 filings in the first nine months of 2022. Compared to the first nine months of 2022, the number of proposed dwelling units included in these filings is down 80 percent (7,068 proposed units in 2023 compared to 35,508 proposed units in 2022).

## Initial Filings - All Buildings 4 Units or More



↑↑↑ Filings rose to 20 in September

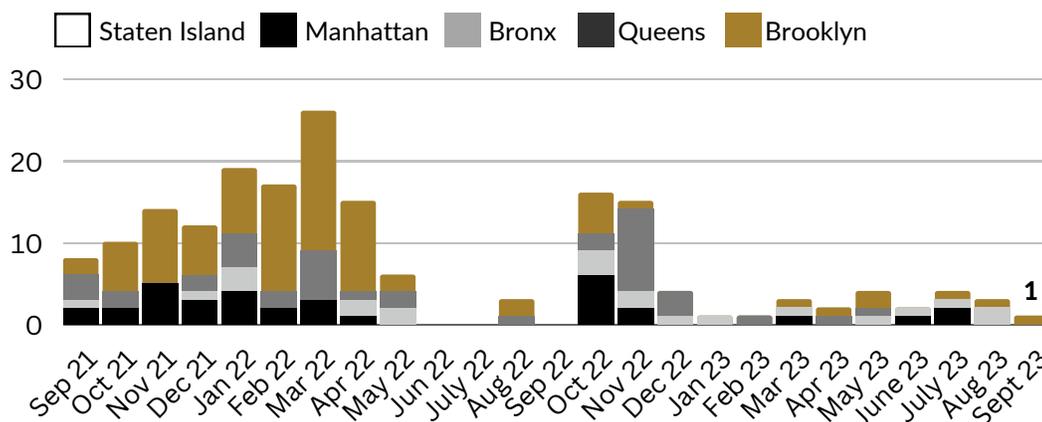
↘ 35,508 proposed units in the first 9 months of 2022, and only 7,068 proposed units in the first 9 months of 2023 - an 80% decline

## Large Building Filings Plummet to One

During September, an initial foundation application was filed for only one building with more than 100 residential dwelling units. This condominium project at 757 Flatbush Avenue in Brooklyn accounted for 132 proposed units, or 25% of the 527 proposed units during this period. November 2022 was the last month with more than four large building filings.

The lack of large-building filings remains significant. Buildings with 100 units or more represent a small percentage of the number of filings but are key to the production of total housing units, given that large buildings accounted for 66% of the proposed dwelling units in 2022.

## Initial Filings - All Buildings 100 Units or More



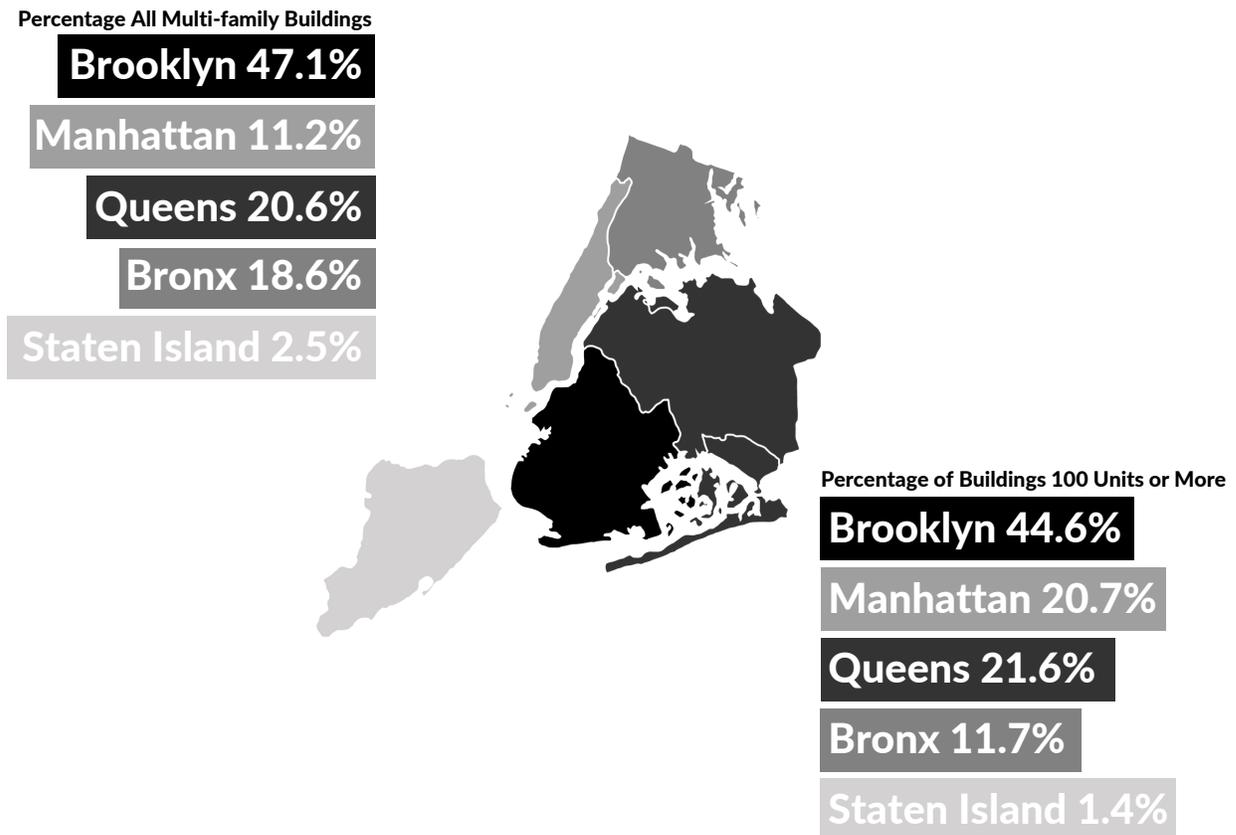
↓↓↓ Filings plummet to one in September, 86% below the monthly average of seven since April 2021

↘ 96 filings in the first nine months of 2022, only 21 in the first nine months of 2023 - a 78% decline

## Geography of Multi-Family Filings

Brooklyn accounts for 33% (seven buildings) of the 21 large multi-family filings in the last nine months and 45% of the 213 filings since April 2021. In comparison, Manhattan accounts for 21% (with 44 buildings) filings since April of 2021, but only 14% in the last nine months.

## Percentage of Filings by Borough\*



\*Based on filings since April 2021.

This report is part of an ongoing effort to illustrate the state of housing production in New York City. For more reports and analysis on these topics, go to the REBNY website [here](#).

*All numbers based on permits filed via DOB NOW. Foundation Filings started to appear consistently in DOB NOW in March of 2021. Filings must be for permits with job type (new building) ; work type (foundation) and proposed dwelling units of at least four units. Filings have been de-duped to ensure that comparison includes only the very first filing (based on pre-filing date) meeting parameters above. Totals do not include subsequent amendments to the initial foundation filing.*

REBNY uses open-source permit data from NYC Open Data to analyze foundation permit filings in a given time period. Changes to how work types are coded or changes to filing dates, while infrequent, can cause minor differences to permit totals reported in prior months. As such, REBNY's Foundation Permit Reports may exhibit data discrepancies between each report.